



HOWARD COUNTY HISTORIC PRESERVATION COMMISSION  
*ELlicott City Historic District ■ LAWYERS HILL Historic District*  
3430 Court House Drive ■ Ellicott City, Maryland 21043

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*Administered by the Department of Planning and Zoning*

www.howardcountymd.gov  
410-313-2350  
FAX 410-313-1655  
TDD 410-313-2323

## May Agenda

Thursday, May 7, 2015; 7:00 p.m.

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The May meeting of the Historic Preservation Commission will be held at 3430 Court House Drive, Ellicott City, MD 21043. All cases are public meetings unless otherwise indicated. All inquiries should be made to: 410-313-2350. Requests for accommodations need to be made three working days in advance of the meeting. Materials are available in alternative formats upon request.

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### PLANS FOR APPROVAL

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| 1. 14-40c – 3500 Manor Lane, Ellicott City, HO-22                       | 10. 15-28 – 1684 Woodstock Road, Woodstock                |
| 2. 14-70c – 8416 Elko Drive, Ellicott City, HO-866                      | 11. 15-29 – 8137 Main Street, Ellicott City (sign)        |
| 3. 14-54c & 14-56c – 8247/ 8249 Main Street, Ellicott City              | 12. 15-30 – 3431 Church Road, Ellicott City               |
| 4. 15-23 – 8137 Main Street, Ellicott City                              | 13. 15-31 – 3776 Church Road, Ellicott City               |
| 5. 15-24 – 3421 Deanwood Avenue, Ellicott City                          | 14. 15-32 – 3832 Old Columbia Pike, Ellicott City, HO-558 |
| 6. 15-25 – 3582 Church Road, Ellicott City                              |   |
| 7. 15-26 – 6011 Old Lawyers Hill Road, Elkridge                         |   |
| 8. 15-27 – 3799 Church Road, Ellicott City                              |   |
| 9. 15-21 – 3713 Old Columbia Pike, Ellicott City (continued from April) |   |

### CONSENT AGENDA

#### 14-40c – 3500 Manor Lane, Ellicott City, HO-22

Final tax credit approval.  
Applicant: Stephen Blaes

**Background & Scope of Work:** On July 3, 2014 the Applicant was pre-approved to make exterior repairs to the barns. The application states that \$265,000.00 was spent on eligible, pre-approved work. The Applicant seeks \$66,250.00 in final tax credits.

**Staff Comments:** The work complies with that pre-approved and the receipts add up to the requested amount.

**Staff Recommendation:** Staff recommends Approval as submitted.

**14-70c – 8416 Elko Drive, Ellicott City, HO-866**

Final tax credit approval.

Applicant: Kristin Magruder

**Background & Scope of Work:** On September 4, 2014 the Applicant was pre-approved to make interior structural repairs. The Applicant has submitted documentation that \$53,255.63 was spent on eligible, pre-approved work. The Applicant seeks \$13,313.90 in final tax credits.

**Staff Comments:** The work complies with that pre-approved and the receipts add up to the requested amount.

**Staff Recommendation:** Staff recommends Approval as submitted.

**14-54c and 14-56c – 8247 and 8249 Main Street, Ellicott City**

Final tax credit approval.

Applicant: Pauline Jacobs

**Background & Scope of Work:** The Applicant was pre-approved on August 7, 2014 to paint the exterior of the building. The Applicant has submitted documentation that \$1,675.00 was spent on eligible pre-approved work. The Applicant seeks \$418.75 in final tax credits.

**Staff Comments:** The Applicant submitted a cancelled check for \$1,260.00, although the invoice was for \$1,675.00. Staff has confirmed with the painter that the total amount paid in full was \$1,675.00 and also confirmed with the store owner that she paid a deposit as well, which would account for the discrepancy.

**Staff Recommendation:** Staff recommends approval of the final tax credit as submitted, in the amount of \$418.75.

**15-23 – 8137 Main Street, Ellicott City**

Exterior repairs for tax credit pre-approval. Façade Improvement Program funds.

Applicant: Megan Reuwer

**Background & Scope of Work:** According to MDAT the building dates to 1906. The Applicant proposes to remove the rusting, flaking black paint from the retail level iron windows surrounds and doors at the entrance to the building. The Applicant will treat the iron with an anti-rust product and repaint the ironwork black. The Applicant seeks tax credit pre-approval for the work.

**Staff Comments:** The application is considered Routine Maintenance per Chapter 5, which states that Routine Maintenance includes, “repair or replacement of roofs, gutters, siding, external doors and windows, trim, lights and other appurtenant fixtures using the same materials and design” and “painting previously painted surfaces using the same color.”

**Staff Recommendation:** Staff recommends tax credit pre-approval for the work.

**Façade Improvement Program:** Staff will approve the application for the Façade Improvement Program based on the approval from the Historic Preservation Commission and the Maryland Historical Trust,

availability of funds and receipt of two quotes for the work. If approved, Staff will issue a pre-approval letter explaining the amount approved once the final bid is received. The pre-approval is contingent upon a final approval when the work is complete and availability of funds. Work cannot begin until a Certificate of Approval and Façade Improvement Program Approval have been received.

#### **15-24 – 3421 Deanwood Avenue, Ellicott City**

Exterior alterations.

Applicant: Rasika Mathias

**Background & Scope of Work:** According to MDAT the house dates to 2006. This property is located in the Woods of Park Place subdivision on Church Road. The Applicant proposes to paint the front door either Benjamin Moore Dorset Gold (HC-8) or Bryant Gold (HC-7). The colors are very similar and the Applicant has not yet decided on which shade to use.

**Staff Comments:** The application complies with Chapter 6.N recommendations, “use colors that are generally compatible with (and do not clash with) the colors used in the district, particularly on neighboring buildings...In general use calm or subdued colors, reserving bright colors for small, important details such as doors or trim.” Both colors are compatible with the color of the siding on the house and with neighboring buildings. The color is not a bright shade.

**Staff Recommendation:** Staff recommends Approval as submitted, with the option to use either color.

#### **15-25 – 3582 Church Road, Ellicott City**

Remove trees.

Applicant: Bruce Potter

**Background & Scope of Work:** According to MDAT the house dates to 1899. The Applicant proposes to remove two holly trees. The first holly tree is located very close to the historic carriage house. At the base of the tree, it is 5 feet from the house, but at the roofline it is located about 2 feet from the house.

The second holly tree proposed to be removed is located adjacent to the driveway. The application explains that the tree has been damaged due to the proximity of the driveway. The application explains they would like to remove the tree to minimize damage to the driveway and tennis court if it were to fall. The Applicant will replace it with a mature, native tree that will be set back within 15 feet of the existing holly's location.

**Staff Comments:** The Guidelines recommend against the “removal of live mature trees, unless it is necessary due to disease or to prevent damage to historic structures.” The tree by the carriage house does present the possibility of damaging the structure if it were to fall. The Guidelines recommend “retain mature trees and shrubs, provide for their replacement when necessary” and “plant new trees and shrubs far enough from buildings to avoid moisture problems and damage to the buildings from falling limbs and roots as the plants grow.” While the tree by the driveway is quite mature, the Applicant proposes to replace it with a tree in a more appropriate location.

**Staff Recommendation:** Staff recommends Approval as submitted.

**15-26 – 6011 Old Lawyers Hill Road, Elkridge**

Remove trees.

Applicant: Tom Quick

**Background & Scope of Work:** According to MDAT the house dates to 1948. The Applicant proposes to remove two tulip poplar trees. The diameter of one tree is 36 inches and the other tree is 45 inches. The Applicant would like to remove the trees because of their location in close proximity to the house and the threat of them falling on the house.

**Staff Comments:** Chapter 9.B recommends, “minimize removal of mature trees and shrubs and provide for their replacement whenever possible.” The Applicant may plant trees in the future, but has no immediate plans. Regardless, the rear of the property contains many mature trees and Staff does not find the loss of these two trees will negatively impact the district. Chapter 9.B also recommends, “plant new trees and shrubs far enough from buildings to avoid moisture problems and damage to the buildings from falling limbs and roots as the plants grow.” These trees were planted close to the building and have now gotten to a height that is concerning to the safety of the structure if they were to fall.

**Staff Recommendation:** Staff recommends Approval as submitted.

**15-27 – 3799 Church Road, Ellicott City**

Exterior alterations.

Applicant: Richard Blood, Trustee

**Background & Scope of Work:** According to MDAT the church dates to 1900, although the Historic Sites Inventory form dates the building to 1837. The Applicant found records that indicate the boiler room was approved for construction in April 1922. This project came before the Commission for pre-application advice in March 2015. The Applicant proposes to stabilize and improve the existing boiler room addition on the east side of the church for dry storage. The existing walls will be repaired, to include parging and filling in cracks. The east and south concrete block walls will be raised up to the level of the north wall. The walls will be raised using concrete block and all of the walls will be covered with a muted medium/dark gray DryVit stucco finish. A new standing seam metal roof will be added, which will have a medium to dark gray finish. The current roof falls from north to south, but the new roof will fall from west to east. The gable ends will be sheathed in DryVit and painted gray to match the walls. There will be minor grading around the structure as required to provide a grade away from the structure.

A new door will be added along the east wall, along with stairs and a walkway up to grade. The new exterior door will be painted gray to match the stucco walls. The new door will be a steel security door with a fan lite at the top. A black metal light will be installed adjacent to the exterior door.

The walkway and steps will be a gray Trex (or similar) decking with a pressure treated wood foundation. The existing trash storage shed will be relocated to the eastern property line and will be at a lower elevation and less visible.

There is a dogwood tree located along Church Road, which is dying and will be removed. The existing chain link fence and gate will be removed and replaced with a cedar wood picket fence stained a light to

medium gray as to not stand out. The fence will be 42 inches high. The Applicant will use either a pyramid top or dog ear fence board.

**Staff Comments:** The application has not changed from the original proposal presented to the Commission, but some details have been finalized. Chapter 6.C of the Guidelines recommends, “maintain or restore original brick, stone, concrete block or stucco. Make repairs with materials that match the original as closely as possible.” However, while this addition is historic in age, it is not historically or architecturally significant. The Applicant is also unable to find a match to the concrete block. The use of DryVit stucco to cover the entire addition complies with Chapter 6.C recommendations, “when historic masonry must be replaced, it may be necessary to use modern materials if historically accurate materials cannot reasonably be used for economic or other reasons. The materials chosen should be as compatible as possible with the original.” The stucco chosen is the most appropriate material to be used to cover the addition, in order to make the needed alterations and have the repairs blend in and not be highly visible against the historic church building. The dark gray color for the DryVit was recommended by the Commission, but also complies with Chapter 6.N recommendations, “use colors appropriate to the period and style of the building” and “use colors that are generally compatible with (and do not clash with) the colors used in the district, particularly on neighboring buildings. On attached buildings, use the same colors or a coordinated color scheme whenever possible. In general use calm or subdued colors, reserving bright colors for small, important details such as doors or trim.” The replacement metal roof is also consistent with the Guidelines, as the existing roof is currently metal. The gray roof color will blend with the colors used on the rest of the addition.

The Applicant proposes to replace a wood door on the basement side level of the church with a steel security door with a fan lite at the top. The door is not visible from the public right-of-way. Chapter 6.H states, “many historic buildings have secondary entrances not visible from streets or other properties. Where these entrances already have a modern replacement door, a new door does not necessarily need to be of a historically appropriate style.” While the existing door is wood, it is not historic. Due to the location of the door, Staff has no objection to the replacement with a steel door.

The dogwood tree is dying, which according to Chapter 9.C does not require a Certificate of Approval to remove. The chain link fence will be replaced with a wood picket fence, which the Guidelines recommend for use in the district. Staff has no objection to either fencing board style.

**Staff Recommendation:** Staff recommends Approval as submitted.

## **REGULAR AGENDA**

### **15-21 – 3713 Old Columbia Pike, Ellicott City (continued from April)**

Exterior repairs and alterations.

Applicant: Megan Reuwer

**Background & Scope of Work:** This application came before the Commission last month and was continued in order to receive additional information, as requested by the Commission. The exact date of construction of this building is unknown, but it shows up on the 1959 Sanborn maps. The building is concrete block construction and Staff does not find it to be of historic or architectural value to the district. Section 16.607 of the County Code states, “It is the intent of this subtitle (Standards for Review), that the Commission be strict in its judgment of plans for contributing structures. It is also the intent of

this subtitle that the Commission shall be lenient in its judgment of plans for structures of little historic value or plans for new construction, except where such plans would seriously impair the historic or architectural value of surrounding structures or the surrounding area. It is not the intent of this subtitle to limit new construction, alteration or repairs to the architectural style of any one period.”

**15-28 – 1684 Woodstock Road, Woodstock**

Demolition of existing structure and new construction.

Applicant: Patrick Costello

**Background & Scope of Work:** According to MDAT the house dates to 1925. The Historic Sites Inventory form states that the property was purchased in 1897, but says that documentary evidence could not be found to date the building. This property is listed on the Historic Sites Inventory as HO-1070. The Applicant proposes to demolish the existing house and construct a new house. The house currently sits on almost 2 acres of land.

**Staff Comments:** The Howard County architectural historian has provided the following history on the house:

The house is certainly consistent with the 1890-1910 period, being what has sometimes been referred to as a Homestead Ell house. The plan is basically a reversal of the traditional I-house with a rear ell, in that the ell is pushed to the front. In many cases, as with the Fairbank House, the front end of the ell is given a three-sided bay for visual interest. Other popular dwelling features of the period are used on these houses, and found here, as well, including the wrap-around porch, decorative brackets where the gable overhangs the clipped corners of the bay, gabled wall dormers, and pent roofs. The Fairbank House ell extends to the rear of the main block, forming a “T” plan and making it more spacious than some. It also contains a pantry extension off of the rear ell, with a porch tucked between the pantry and the main block (the porch is now closed in). This is a traditional farmhouse feature in the piedmont, such as Carroll and Frederick counties, but is rarely found in Howard County farmhouses.

Staff would prefer to see the house rehabilitated. The house could remain if the land was subdivided and a new home or development could be built on an empty lot or the adjacent property that Mr. Costello owns. Regardless, if the owner proceeds to demolish the house, Staff recommends the building materials be donated to an architectural salvage company.

**15-29 – 8137 Main Street, Ellicott City (sign)**

Install sign.

Applicant: Randall Russell

**Background & Scope of Work:** According to MDAT the building dates to 1906. The Applicant proposes to install two signs on the front of the building. The first sign will be flat mounted and will replace the existing sign. The sign will be ½ inch thick routed MDF. The second sign will be a projecting sign hung from a black metal bracket on the side of the building. The sign will be MDF with acrylic letters. The bracket will extend 40 inches from the building and will be 14 inches high.

Both signs will be 2 feet high by 3 feet wide for a total of 6 square feet each. The signs will have a black background, with a gold border and gold text. The signs will read on 4 lines:

The  
Vintage  
Vault  
& Gallery

**Staff Comments:** The application complies with Chapter 11.A recommendations for signs, such as “use simple, legible words and graphics” and “use a minimum number of colors, generally no more than three. Coordinate sign colors with the colors used in the building façade.” The flat mounted sign will be 6 square feet, which complies with Chapter 11.B recommendations that flat mounted signs should not exceed 8 square feet in area. The projecting sign also complies with Chapter 11.B, which recommends, “limit the sign area to be in scale with the building. Projecting or hanging signs of four to six square feet are appropriate for many of Ellicott City’s small, attached commercial buildings.”

However, the Guidelines recommend against “two signs where one is sufficient to provide an easily visible identification of the business.” Staff finds the flat mounted sign is the most appropriate place for a sign and will replace the existing sign, not causing further damage to the historic building materials. If the Commission approves both signs, the hanging sign should be carefully located in the joints of the stone, so that holes are not visible if the sign is removed in the future.

**Staff Recommendation:** Staff recommends Approval of flat mounted sign only.

#### **15-30 – 3431 Church Road, Ellicott City**

New construction.

Applicant: Rob Brennan, AIA

**Background & Scope of Work:** According to MDAT the house dates to 1930. The Applicant proposes to build a new detached garage next to the house. The garage will be one story with a basement. The garage will essentially be in the basement/lower level and will be accessed at grade from the existing driveway. The second floor will also be at grade, walking out to the front yard. The architecture of the new garage will be compatible with the cottage style of the main house.

The garage will be located 25 feet from the existing house. The garage doors will be on the north elevation, on the ground/basement level facing the Linwood Center’s new school building. The north elevation will not be visible. There will be a standing seam terne coated steel awning roof over the garage doors, with half round gutters. The wood brackets supporting the awning will be painted white. The garage doors will have 16 panels. The exposed foundation walls will be parged block walls.

The Applicant also proposes to install a wood gate at the end of the public portion of Church Road to keep people from driving onto the private road, which dead ends. The Applicant has had damage to this property as a result of people driving and turning around in the space.

The construction will include the following materials:

1. Siding – HardiePlank smooth lap siding in the color Sherwin Williams Fun Yellow (SH 6908). This color will match the asbestos siding on the existing house.
2. Roof - CertainTeed Fiberglass shingles in the color Weathered Wood to match the existing house.
3. Windows - Lepage white aluminum clad wood and will consist of 6/1 double hung windows, 6 lite casement windows and 4 lite fixed windows. All windows will have simulated divided lites.
4. Entry Doors and Patio Doors - White wood; 4 lites over 1 panel; 8 lite French doors.
5. Garage Doors – White wood, 4 lites/12 panels.
6. Gutters and Downspouts - 6 inch half round and round white aluminum gutters with three inch white downspouts.
7. Awnings – Terne-coated steel standing seam roof.
8. Railings – Steel railing by door painted black.
9. Steps – Stone steps to match the stone on the existing house.
10. Driveway gate – Stained IPE wood with black hardware.
11. Retaining walls – Parged block with a stone cap.
12. Landscaping – evergreen shrubs and small flowering trees.

**Staff Comments:** The application complies with Chapter 7 recommendations for new construction, additions, porches and outbuildings. Chapter 7.C recommends, “new garages and sheds should follow the historic pattern of being detached from the main building and, if practical, located in a side or rear yard.” The proposed garage will be located in the side yard. The garage design also complies with Chapter 7.A recommendations, “for any building, design the addition so that its proportions (relationship of width to height), the arrangement of windows and doors, and the relations of solids (wall area) to voids (window area) are compatible with the existing structure. Use a roof design that complements the original roof line.” The garage has been designed to blend in and be compatible with the existing historic house. The materials proposed for the garage also comply with Chapter 7.A recommendations, “on any building, use exterior materials and colors (including roof, walls and foundations) similar to or compatible with the texture and color of those on the existing building. Avoid exact replication that would make an addition appear to be an original part of a historic building.” This building will not be an addition, but a freestanding garage. The proposed Hardieplank lap siding will be the most appropriate choice to be similar to the asbestos siding on the main house. The parged foundation, roof, windows and doors are also all in a style that will match and complement the existing house. The railings will be black metal, which complies with Chapter 9.D recommendations, “install open fencing, generally not more than five feet high, of wood or dark metal.”

The Guidelines do not specifically address the driveway gate. However, there was previously a wood gate in this same area. The gate will also be wood, a material frequently recommended by the Guidelines for fencing and building construction.

**Staff Recommendation:** Staff recommends Approval as submitted.

#### **15-31 – 3776 Church Road, Ellicott City**

Exterior alterations

Applicant: Matthew Kowalski

**Background & Scope of Work:** According to MDAT the house dates to 1980; the house is not historic, but is located within the Ellicott City Historic District. The Applicant proposes to expand the existing



parking pad in order to accommodate the family's vehicles. The existing parking pad is asphalt and the extension would be paved in asphalt as well. The contractor will do the following work:

"Install a crushed stone gravel base as needed to produce 4" depth, sawcut edge to existing asphalt to produce finish joint, install 3" of 9.5mm Surface Hot Mix Asphalt then roll to properly compact, apply hot tar seal to joint."

The driveway will be extended 14 feet to the east and 31.6 feet from the rear of the driveway northeast to the road. On the west side the driveway would be extended 17.9 feet northwest to the street. The Applicant's goal is to be able to safely park and operate 3-4 cars on their property. The Applicant has explained that they have a young child and between visitors and family members there are often 3-4 cars in the current parking pad, which is a very tight space. The Applicant said that most people have to make numerous turns to get out of the driveway, which they find to be unsafe around their child. Recently they had a Howard County ambulance in the driveway, which had to back down the driveway as it was unable to turn around.

**Staff Comments:** This house is located off of Church Road on a private drive that serves two houses. The house and existing parking pad are located on top of a hill. Chapter 9.D of the Guidelines recommends, "where needed, install new residential driveways that are narrow (one lane) and follow the contours of the site to minimize the need for clearing and grading. If possible, locate off-street parking spaces in side or rear yards." This parking pad will be located in the side yard. Due to the topography of the land, it is not possible to expand the existing driveway in length. The only way to expand is to widen the driveway. The Guidelines recommend against, "new driveways, parking areas...or other features that substantially alter the setting of a historic building." The adjacent house is not historic, nor is the other house located on this private drive, which dates to 1959. The size of the proposed driveway will be significantly larger than the existing and exceeds the recommendations in the Guidelines for being a narrow, one-lane drive. The parking pad will have a floor area very similar in size to the house. However, the expanded driveway will not be visible from Church Road, due to the topography and it will not be highly visible from neighboring historic Mr. Ida due to the evergreen tree screening.

Staff is concerned about the additional surface area of asphalt that would be used in this project and suggests some alternatives, such as heavy duty pavers or a TrueGrid or Grasscrete system. If the entire existing asphalt parking pad is dug up and regraded, a continuous stained and/or stamped concrete pad could also be installed that is more aesthetically pleasing than asphalt and is more in keeping with a 20 foot parking depth by 40 foot width to accommodate 4 vehicles. A standard parking space is 9x18, so this proposed pad will be larger than needed for four cars. If the entire pad is redesigned from scratch, a more appropriate footprint may be possible, taking into account turning and backing out space.

**Staff Recommendation:** Staff has objection to the driveway expansion, but finds an alternative paving scheme or revised footprint would be most appropriate.

#### **15-32 – 3832 Old Columbia Pike, Ellicott City, HO-558**

Advisory Comments for subdivision without demolition.

Applicant: Hong Tao Ma

**Background & Scope of Work:** According to MDAT the house dates to 1860. This property is located within the Ellicott City Historic District. The Applicant proposes to subdivide the property into three buildable lots. Lot 1 will contain the existing historic house and two historic outbuildings. There will be

one open space lot, which will be located behind Lot 1 and will be a total of 1.5409 acres. The total acreage of the site is 3.0624 acres and is zoned R-ED.

The plan at this time requires Advisory Comments for the subdivision, but will later require a Certificate of Approval before any structures can be built.

The two new lots will be accessed from a driveway located on the side of the property. Based on the configuration of the lots and driveway, it appears the new homes will face west, whereas the existing historic house faces south toward the street. The sides of the houses will face the street.

**Staff Comments:** The two new lots will be located in direct view of the historic house. The new houses, on shown on the site plan, will present the side of the house to the street. Staff recommends the lots be reconfigured to present the front of the house to street and staggered so that they are not directly in front of the historic house. Staff finds the lot layout as presented is not compatible with the historic district or the historic houses that line the street outside of the district. The majority of the houses along Old Columbia Pike face the street.

While the Commission can only offer Advisory Comments for the subdivision and lot layout, it is important to remember that no structures can be built without the Commission's approval. Staff strongly recommends the Applicant consider all comments from the Commission regarding the lot layout, which will eventually affect the architecture of the new homes, which the Commission has the authority to approve or deny.

Front loading garages are also not appropriate or commonly found in the historic district. Staff recommends the layout of the lots provide for rear detached or side loading garages, as well as features such as front porches, which are commonly found in the district.

\*Chapter and page references are from the Ellicott City or Lawyers Hill Historic District Design Guidelines.

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Samantha Holmes  
Historic Preservation Planner

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